



City of Norfolk

Office of the City Manager

cc: Dir., Department of Planning

December 7, 2004

To the Honorable Council
City of Norfolk, Virginia

Re: Change of Zoning – 410 Honaker Street

Lady and Gentlemen:

Presented herewith is a request by the City Planning Commission to schedule a public hearing on the application of Burdi Corp.

The applicant is requesting a change of zoning from R-6 (One Family) to R-8 (One Family) to permit the subdivision of the property into three residential lots in preparation for the construction of three new single-family homes.

The existing zoning (R-6) would require a 75- foot lot width minimum. The applicant has purchased a lot with 150-feet of lot width and would like to subdivide it into three, fifty foot lots for three single-family homes. The lots would exceed the 5,000 square foot minimum lot size as the lots are 110 feet in depth.

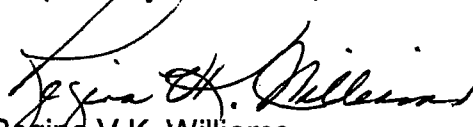
The Planning Commission unanimously recommends (by a 5 to 0 vote) that this application be approved. The change of zoning will permit the creation of three fifty-foot lots. The fifty-foot lot is the most common lot size in this section of the Glenrock neighborhood and would not negatively impact the area.

The addition of three new market priced homes in this neighborhood will strengthen the overall residential character and signal the potential for future residential investment.

In the future, staff will conduct a comprehensive land use and zoning study of this area.

Recommendation: Schedule public hearing.

Respectfully submitted,


Regina V.K. Williams
City Manager